

**City of Bisbee  
 Planning and Zoning Commission Meeting  
 City of Bisbee Council Chambers  
 915 S. Tovreaville Road Bisbee, AZ  
 October 17, 2024 @ 5:30 pm**

**Action Agenda**

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

**5:30 pm Called to Order**

**Roll Call - Commission Members**

	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
<b>Michael Ablin</b>		X	
<b>David Brown</b>		X	
<b>David Cobb</b>	X		
<b>Douglas Dunn, Chair</b>	X		
<b>Alisia Espiriti</b>	X		
<b>Sandy Heusman, Vice-Chair</b>	X		
<b>Doug Taylor</b>	X		
<b>Mel Sowid, Council Liaison</b>	5:31PM		
<b>J. Emanuel Stuart, Staff Liaison</b>			X

**CALL TO THE PUBLIC – NONE**

**Agenda Item 1.**

Discussion and Possible Recommendation to remove David Brown as a Planning & Zoning Commission member due to lack of attendance at meetings since his appointment.

MOTION: Commissioner Heusman moved to recommend removing David Brown as a Planning & Zoning Commission member due to lack of attendance at meetings since his appointment.

SECOND: Commissioner Cobb

MOTION PASSED: Unanimously

**Agenda Item 2.**

**Public Hearing for an Amendment to the Zoning Code**

**Possible Recommendation to the Mayor and Council**

Consideration of a proposed amendment to the Zoning Code Article 3, Section 3.5 "Architectural Design Review for Historic Preservation (HP) Overlay District", Subsection 3.5.5 "Demolition and Movement of Historic Buildings" by adding "D" "Penalty for Demolition without a Permit in the Historic District".

**All Public Notice Requirements have been met.**

- Staff Report / Presentation of Item

Xavier Rodriguez, Building Inspector, gave the staff report for this item and recommended its approval.

- Declare the Public Hearing open and receive public comments:  
Commissioner Dunn opened the public hearing.

**Opposed/In Favor, Speaking time limit three (3) minutes per person.**

None

- Declare the Public Hearing closed:  
Commissioner Dunn closed the public hearing.

**No Additional comments will be made once the Public Hearing is closed.**

- Commission discussion  
Commission discussed.
- Additional Staff Comments/Recommendations

None

- Motion
- Discussion of Motion
- Vote

MOTION: Commissioner Taylor moved that the Planning and Zoning Commission recommend to the Mayor and Council a proposed amendment to the Zoning Code Article 3, Section 3.5 "Architectural Design Review for Historic Preservation (HP) Overlay District", Subsection 3.5.5 "Demolition and Movement of Historic Buildings" by adding "D" "Penalty for Demolition without a Permit in the Historic District".

SECOND: Commissioner Cobb

ROLL CALL VOTE

AYES: Commissioner Cobb, Dunn, Espiriti, Heusman and Taylor

NAYS: 0

MOTION PASSED: AYES-5 NAYS-0

**Agenda Item 3.**

**Public Hearing for an Amendment to the Zoning Code**

**Possible Recommendation to the Mayor and Council**

Consideration of a proposed amendment to the Zoning Code Article 3, Section 3.5 "Architectural Design Review for Historic Preservation (HP) Overlay District", Subsection 3.5.2 "Review Requirements and Procedures" by amending subsection "C" and adding two new subsections regarding Design Review Board application extensions and amendments.

**All Public Notice Requirements have been met.**

- Staff Report / Presentation of Item

Xavier Rodriguez, Building Inspector, gave the staff report for this item and recommended its approval.

- Declare the Public Hearing open and receive public comments:

Commissioner Dunn opened the public hearing.

**Opposed/In Favor, Speaking time limit three (3) minutes per person.**

None

- Declare the Public Hearing closed:

Commissioner Dunn closed the public hearing.

**No Additional comments will be made once the Public Hearing is closed.**

- Commission discussion

Commission discussed.

- Additional Staff Comments/Recommendations

None

- Motion
- Discussion of Motion
- Vote

MOTION: Commissioner Taylor moved that the Planning and Zoning Commission recommend to the Mayor and Council a proposed amendment to the Zoning Code Article 3, Section 3.5 "Architectural Design Review for Historic Preservation (HP) Overlay District", Subsection 3.5.2 "Review Requirements and Procedures" by amending subsection "C" and adding two new subsections regarding Design Review Board application extensions and amendments.

SECOND: Commissioner Heusman

ROLL CALL VOTE

AYES: Commissioner Cobb, Dunn, Espiriti, Heusman and Taylor

NAYS: 0

MOTION PASSED: AYES-5 NAYS-0

**STAFF COMMENTS: (No Discussion)**

**COMMISSIONER COMMENTS:**

Please refrain from any discussion, comments only.

Commissioner Taylor commended all of staff for what they are doing to try to clean it up and make it an equitable thing.

**FUTURE AGENDA ITEM SUGGESTIONS** (Board members may suggest topics for future meeting agendas, but the Board will not here discuss, deliberate, or take any action on these topics.)

- Zoning Overlay
- 7 Member Board to direct tourism (Visitor Center Manager)
- Update on 88 Main Street
- Demolition without a Permit in San Jose / Warren
- IGA to get more insight for areas where the county or adjacent would have to come to us through an IGA to approve things that impact our direct so they have insight (example: the concentrators that are being taken down).

**Adjournment: 6:13PM**